

**DURHAM, NORTH CAROLINA
MONDAY, DECEMBER 9, 2002
4:50 P.M.**

Pursuant to the proper notification, the Durham City Council held a special meeting on the above date and time in the Committee Room at City Hall with the following members present: Mayor Bell, Mayor Pro Tempore Cheek and Council Members Clement, Cole-McFadden and Stith. Absent: Council Members Best and Edwards.

Also present: City Manager Marcia Conner, City Attorney Henry Blinder, City Clerk D. Ann Gray and Deputy City Clerk Linda E. Bratcher.

Mayor Bell called the special meeting to order.

SUBJECT: BARNES AVENUE BLIGHT STUDY

To receive the Barnes Avenue Blight Study;

To receive the certification from the Planning Committee that the area qualifies as a blighted area and that preparation of a Redevelopment Plan for the area would be consistent with adopted plans;

To direct staff to proceed with the preparation of a Barnes Avenue Redevelopment Plan.

Planning Director Frank Duke made a presentation on the Barnes Avenue Blight Determination Study outlining the following:

- a. Location/Overview of Area
- b. Definition of Blighted Area
- c. Housing Overview
- d. Blight Study Criteria
- e. Findings
- f. Stormwater Runoff and Erosion
- g. Parking
- h. Deteriorated Foundations
- i. Debris, Unsanitary Conditions, Hazards
- j. 2020 Plan Policies
- k. East Central Durham Plan Policies
- l. Planning Committee Action
- m. Staff Recommendations

It was noted by the City Manager that Council will be taking action on the Barnes Avenue Blight Study at the December 16, 2002 City Council Meeting.

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SUBJECT: REDEVELOPMENT STRATEGY FOR BARNES AVENUE AREA

To approve the conceptual vision for the Barnes Avenue Area Initiative.

Housing Director Charlene Montford made a power point presentation on the Redevelopment Strategy for Barnes Avenue outlining the following:

- a. Hope VI Area Map
- b. Boundaries of Barnes Avenue Area
- c. Goals of Barnes Avenue Redevelopment Area
- d. Why the Barnes Avenue Area is Important
- e. Economic & Demographic Profile of Barnes Avenue
- f. Housing Characteristics Comparison
- g. Implementation Strategy for Phase I
- h. Phase I - Financial Impact
- i. Phase I – Source of Funds
- j. Redevelopment Timeline
- k. Property Acquisition Summary
- l. Redevelopment Strategy Next Steps
- m. Redevelopment Strategy Issues & Challenges

Michael Obrien, of Neighboring Concepts, made a presentation on the Strategic Revitalization Plan. He noted Northeast Central Durham was divided into four study areas and Barnes Avenue falls into the Eastway Barnes Avenue Study Area. He noted the condition of Goose Creek is a detriment to the neighborhood and suggested that it be restored as a viable creek and the fence around the creek be removed.

Public Works Director Katie Kalb provided an update on Goose Creek infrastructure.

Mayor Bell requested project estimate regarding Goose Creek.

Betty Pittard, of the City's Real Estate Department, updated Council on real estate matters relative to Barnes Avenue.

Judy Simuel, of the City's Real Estate Department, updated Council on relocation efforts for residents on Barnes Avenue.

Mayor Bell requested staff to provide information on the number of staff persons assigned/involved with Barnes Avenue.

Mayor Bell spoke in support of demolishing all homes on Barnes Avenue [total number of homes 41].

Steve Hopkins, a resident of Barnes Avenue, noted that a full time case manager for the Barnes Avenue area is needed.

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Mayor Bell asked the Housing Director to meet with Cheryl Thomas concerning a case manager for families in neighborhoods surrounding Hope VI area.

John Compton, representing the Historic Preservation Society, made comments on architecturally important properties in the area.

Mayor Bell stated he was in support of all new construction on Barnes Avenue vs. rehabilitation/preservation of existing homes.

Council Member Cole-McFadden spoke in support of new construction.

Council Member Clement spoke in support of new construction and homeownership.

Steve Hopkins made comments on the number of elderly residents residing on Barnes Avenue.

Mayor Bell spoke in support of increasing homeownership on Barnes Avenue higher than 65%.

City Manager Conner noted in speaking with Neighboring Concepts the goal/benchmark is 80% homeownership and 20% rental.

MOTION by Council Member Clement seconded by Council Member Cole-McFadden to approve new construction on Barnes Avenue [80% homeownership and 20% rental] was approved at 6:35 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cheek and Council Members Clement, Cole-McFadden and Stith. Noes: None. Absent: Council Members Best and Edwards.

[Excuse Council Member Stith]

MOTION by Council Member Clement seconded by Council Member Cole-McFadden to excuse Council Member Stith from the meeting was approved unanimously at 6:35 p.m.

Housing Director Charlene Montford noted if the administration proceeds as they are currently on Barnes Avenue [not building anything in the area that floods] units will be lost.

Mayor Bell noted at some point the Council should be provided with a layout of what could possibly happen.

City Manager Conner noted the proposal would be – the goal is to maintain the same density that is there currently which would be a combination of both single and multi-family. She noted a visual will be brought back to Council showing where they will be located.

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SUBJECT: PROJECT MANAGEMENT SERVICES – BARNES AVENUE AREA

To give direction to staff on project management services for the Barnes Avenue Area Initiative.

Housing Director Charlene Montford asked Council if they wanted the administration to reissue the RFP that was issued a month ago or issue a series of RFPs to take care of specific items [such as demolition; architectural; engineering; etc].

Council Member Cole-McFadden stated she would like to see a description of everything that is needed in terms of the entire project management service.

Housing Director Montford stated she felt they have defined the Request For Proposals needed [for demolition; engineering ; architectural; redevelopment plan and marketing]. She stated there is one they could do specifically [an on site project manager - either a staff person; firm or an individual] to actually manage the project.

City Manager Conner recommended advertising for a project manager for a limited term [36 months] and doing a RFP simultaneously.

Council Member Cole-McFadden suggested that the various tasks could be handled in-house by city staff.

Mayor Bell and Mayor Pro Tempore Cheek spoke in support of a project manager to oversee the project in its entirety to make certain/having the responsibility to determine that things are on schedule.

Rob Lancaster, a resident of Durham, informed Council he worked on the Edgemont Elms project several years ago. He spoke in support of a firm performing the project management services.

MOTION by Council Member Clement seconded by Council Member Cole to support project management services to bring in resources [project management services to be solely devoted to the Barnes Avenue Revitalization] was approved at 6:50 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cheek and Council Members Clement and Cole-McFadden. Excused Absence: Council Member Stith. Absent: Council Members Best and Edwards.

MOTION by Council Member Clement seconded by Council Member Cole-McFadden to instruct staff to mitigate the living in a floodplain area as much as possible [not construct in a flood area] was approved at 6:50 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cheek and Council Members Clement and Cole-McFadden. Excused Absence: Council Member Stith. Absent: Council Members Best and Edwards.

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SUBJECT: MARSHALL GROUP CONTRACT – BARNES AVENUE

MOTION by Council Member Clement seconded by Mayor Pro Tempore Cheek to authorize the City Manager to execute a contract with The Marshall Group for project management services to assist with the development of Barnes Avenue in the amount of \$24,375 was approved at 6:51 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cheek and Council Members Clement and Cole-McFadden. Excused Absence: Council Member Stith. Absent: Council Members Best and Edwards.

City Manager Conner stated that \$24,375 would compensate the Marshall Group for work already completed to date and severs the City's relationship with the firm.

City Manager Conner noted the Barnes Avenue Blight Study will appear on the December 16, 2002 City Council agenda.

There being no further business to come before the Council, the special meeting was adjourned at 6:52 p.m.

D. Ann Gray, CMC
City Clerk